172.0	0011	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	835,200	/	835,200
USE VALUE:	835,200	/	835,200
ASSESSED:	835,200	/	835,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNORS CURTIS A/KAREN M
Owner 2:	
Owner 3:	
Street 1:	46 TANAGER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARCANAGUE DANIEL R/ETAL -
Owner 2:	WERTZ DIANA G -
Street 1:	46 TANAGER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .203 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 2228 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8826.000	355,900		479,300	835,200
Total Card	0.203	355,900		479,300	835,200
Total Parcel	0.203	355,900		479,300	835,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.87 /Parcel: 374.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114655

GIS Ref

GIS Ref

Insp Date 06/21/18

!13385!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0011-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	355,900	0	8,826.	479,300	835,200		Year end	12/23/2021
2021	101	FV	343,600	0	8,826.	479,300	822,900		Year End Roll	12/10/2020
2020	101	FV	343,600	0	8,826.	479,300	822,900	822,900	Year End Roll	12/18/2019
2019	101	FV	268,000	0	8,826.	479,300	747,300	747,300	Year End Roll	1/3/2019
2018	101	FV	266,900	0	8,826.	424,600	691,500	691,500	Year End Roll	12/20/2017
2017	101	FV	266,900	0	8,826.	356,100	623,000	623,000	Year End Roll	1/3/2017
2016	101	FV	266,900	0	8,826.	356,100	623,000	623,000	Year End	1/4/2016
2015	101	FV	250,200	0	8,826.	308,200	558,400	558,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:54:41

LAST REV

Date	Time
07/10/18	09:06:28
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13385

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARCANAGUE DANI	1231-188		12/29/2000		313,000	No	No		
MCLAUGHLIN MARG	1126-46		5/6/1994		173,000	No	No		Y

USER DEFINED

Prior Id # 1:	114655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2016	1284	Redo Bat	15,000	O				
11/15/2011	1445	Manual	1,500					steps
11/23/2010	2327	Manual	8,000					DEMO/REBUILD ENTRY
6/14/2010	666	Addition	174,000					FAM ROOM & KIT ADD

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2018	Meas/Inspect	BS	Barbara S
10/28/2010	Info Fm Plan	BR	B Rossignol
10/21/2008	Meas/Inspect	197	PATRIOT
4/2/2001	MLS	MM	Mary M
1/26/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	256	PATRIOT
7/13/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8826		Sq. Ft.	Site		0	70.	0.78	8									479,348						479,300	

Total AC/HA:	0.20262	Total SF/SM:	8826	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 479,348	Spl Credit	Total: 479,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	VIOLET		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.12127471
Const Adj.:	0.98990101
Adj $ / SQ:	122.095
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399007
Depreciation:	43093
Depreciated Total:	355914

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

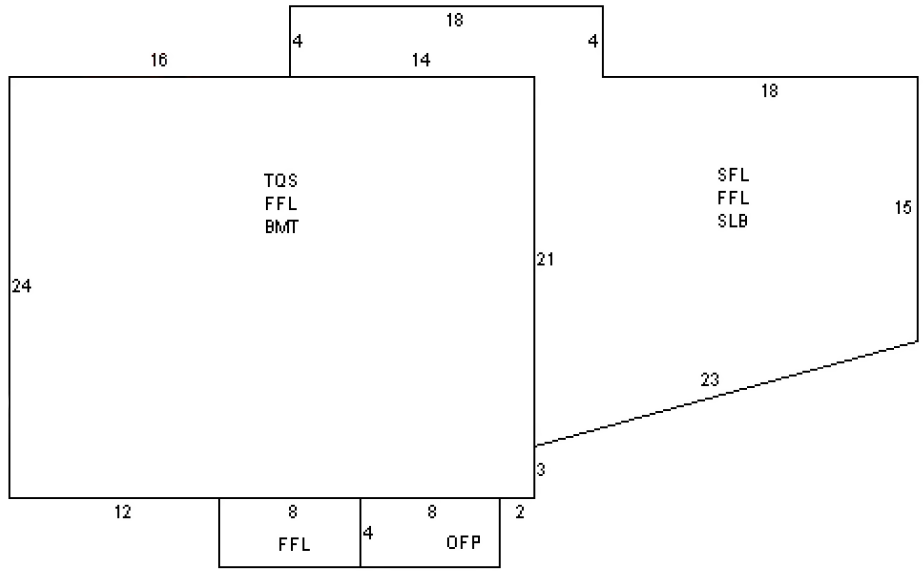
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	122.09
Special Features:	0	Val/Su Net:	103.22
Final Total:	355900	Val/Su SzAd	159.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,220	122.090	148,955
BMT	Basement	720	36.630	26,372
TQS	3/4 Story	540	122.090	65,931
SFL	Second Floor	468	122.090	57,140
SLB	Slab	468	12.210	5,714
OFP	Open Porch	32	43.560	1,394

Net Sketched Area:	3,448			Total:	305,506
Size Ad	2228	Gross Area	3628	FinArea	2228

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0011-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc